

**MARKED AGENDA
ZONING REVIEW BOARD
MARCH 6, 2008
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **U-07-41**-An Ordinance granting a Special Use Permit for a Helipad (Section 16-18A.006), property located at **45 Allen Plaza, N.W.** (aka 55 Alexander Street, N.W.) and approximately 200 feet on the west side of Spring Street. Depth: varies. Area: approximately 1.8 acres. Land Lot 79. 14th District, Fulton County, Georgia.
OWNER: 45 ALLEN PLAZA DEVELOPMENT LLC.
APPLICANT: 45 ALLEN PLAZA DEVELOPMENT LLC/M.HAKIM HILLIARD
NPU-M COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: 30-DAY DEFERRAL-APRIL 2008

2. **U-08-01**-An Ordinance granting a Special Use Permit for a Personal Care Home (Section 16.06A.005 (1)(g), property located at **562 Woodlawn Avenue, N.W.**, fronting approximately 60 on the west side of Woodlawn Avenue, approximately 120 feet from the intersection of Woodlawn Avenue and Blyss Avenue. Depth: approximately 228 feet. Area: approximately 0.294 acres. Land Lot 143, 14th District, Fulton County, Georgia.
OWNER: Terrance Coleman
APPLICANT: Nicole Hill
NPU-J COUNCIL DISTRICT 3
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: 60-DAY DEFERRAL-MAY 2008

3. **U-08-02**-An Ordinance to amend ORDINANCE 84-O-0616 (U-84-48) which granted a Special Use Permit for a Private Club for purposes of a site plan amendment. Property located at **196 Montgomery Ferry Drive, N.E.**, fronting approximately 550 feet on the west side of Montgomery Ferry Drive, beginning 0 feet from the southwest corner of Golf Circle. Depth: varies. Area: approximately 45 acres. Land Lots 56, 57, 103 and 104. 17th District, Fulton County, Georgia.
OWNER: ANSLEY GOLF CLUB, INC
APPLICANT: RICHARD B. PEASE
NPU-E COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

4. **Z-07-125**-An Ordinance to rezone from the R-4 (Single family Residential) District to the MR4B (Multi-Residential Family) District, property located at **1540 Donald Lee Hollowell Parkway, N.W.**, fronting approximately 105 feet on the west side of Donald Lee Hollowell Parkway beginning approximately 140 feet from the northern intersection of Elmwood. Depth: varies. Area: approximately 0.596 acres. Land Lot 146, 14th District, Fulton County, Georgia.
OWNER: WAYNE J. BLACKETT
APPLICANT: ALFRED L. WHITE.
NPU-J COUNCIL DISTRICT 3
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: CONTINUE TO MARCH 13, 2008
ZRB RECOMMENDATION: CONTINUE TO MARCH 13, 2008
5. **Z-08-02**-An Ordinance to rezone from the R-4 (Single-family Residential), RG-1 (Residential General-Sector 1) and C-1 (Community Business) Districts to the I-1 (Light Industrial) District, for various properties bounded by Simon Street on the north, Ruby Harper Boulevard (aka Gilbert Road) on the east, Southside Industrial Parkway (aka Poole Creek Road) on the south. Property fronts approximately 751 feet on the east side of Ruby Harper Boulevard at the northeast corner of Ruby Harper Boulevard and Southside Industrial Parkway. Depth: varies. Area: approximately 22.85 acres. Land Lot 33, 14th District, Fulton County, Georgia.
OWNER: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA/CITY OF ATLANTA-DEPARTMENT OF AVIATION/ANNIE MCCLENDON.
APPLICANT: ATLANTA ECONOMIC RENAISSANCE CORPORATION/AMB PROPERTY CORPORATION
NPU-Z COUNCIL DISTRICT 12
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: CONTINUE TO MARCH 13, 2008
ZRB RECOMMENDATION: CONTINUE TO MARCH 13, 2008
6. **Z-08-06**- An Ordinance to rezone from the I-1 (Light Industrial) District to the MRC (Mixed Residential Commercial) District, property located at **507 Bishop Street, N.W.**, fronting approximately 298 feet on the north side of Bishop Street, beginning approximately 162 feet from the northwest corner of 17th Street. Depth: 593 feet Area: approximately 4.028 acres. Land Lot 148, 17th District, Fulton County, Georgia.
OWNER: LEROY D. AND DEVLYN W. BURNSIDE
APPLICANT: MITCH JAFFE AND SCOT DUN
NPU – E COUNCIL DISTRICT 8
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE
ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE

DEFERRED CASES

7. **Z-07-79**-An Ordinance to rezone from the RG-3-C (Residential General- Sector 3- Conditional) District and O-I-C (Office Institutional- Conditional) District to the RG-4 (Residential General Sector 4) district, property located at **3200 Downwood Circle, N.W.** fronting approximately 9, 188 feet along the northeasterly side of Downwood Circle. Depth: varies. Area: approximately 5.558 acres. Land Lots 182 and 197. 17th District, Fulton County, Georgia.
OWNER: T.S. PROPERTY ACQUISITION FUND AND T.S. PROPERTY ACQUISITION FUND II, LLC.
APPLICANT: GRAYCO PARTNERS, LLC
NPU-C COUNCIL DISTRICT 8
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-APRIL 2008
ZRB RECOMMENDATION: 30-DAY DEFERRAL-APRIL 3, 2008
8. **Z-07-112**-An Ordinance by Councilmember Felicia A. Moore amending the Zoning Ordinance of the City of Atlanta and the Maps established in connection therewith be changed so that the properties fronting **Sumter Street, NW bounded by Maid Lane, NW to the east and Ladawn Lane to the north; and properties fronting Ladawn Lane bounded by Sumter Street, NW on the west and Maid Lane, NW to the east** be changed from the R-5 (Two Family Residential) Zoning Classification to R-4 (Single-Family Residential) Zoning Classification (Council District 9, NPU-D); and for other purposes. (amended)
NPU-D COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL
9. **Z-07-119**- An Ordinance by Councilmember Carla Smith to amend Ordinance 06-O-0142 (Z-05-128) adopted by City Council March 20, 2006 and approved by the Mayor March 28, 2006 rezoning from R-5/HD (Two-Family/Residential/Grant Park Historic-Conditional) District to the PD-MU/HD (Planned Development-Mixed Use/Grant Park Historic) for the purpose of a change in Conditions for 771-795 Cherokee Avenue, SE and 412 Grant Park Place, SE.
NPU-W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA